

# \$1,050,000 - 3716 44 Street Sw, Calgary

MLS® #A2213892

**\$1,050,000**

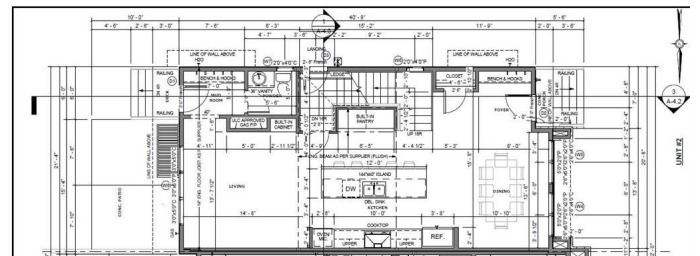
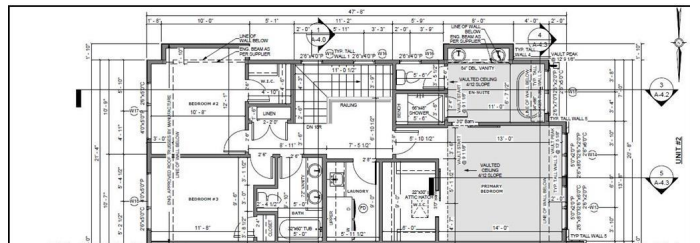
5 Bedroom, 4.00 Bathroom, 1,903 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

This stunning home is currently under construction, offering you the exciting opportunity to personalize some selections and finishes to create your dream home. Don't miss out! This option won't be available for long!

Welcome to your future luxurious semi-detached infill in the desirable community of Glenbrook. This home features a fantastic mortgage helper with a legal 2-bedroom basement suite, providing 897 square feet of private living space. You can enjoy the expansive 1,900 square feet of upper living space, which includes 3 bedrooms and 2.5 bathrooms, while renting out the legal basement suite. In addition, the builder is providing \$15,000 in UPGRADES as desired by the buyer (this can be used towards A/C for example).

Glenbrook is the perfect neighborhood for young professionals and families, offering convenient access to shopping, dining, public transit, and excellent schools and parks. This home is designed for modern living with open-concept spaces, high ceilings, elegant lighting and plumbing fixtures, large windows, and an abundance of natural light. Upon entering the home, you'll be greeted by a spacious foyer with a built-in bench for convenient storage. The kitchen is a chef's dream, featuring a stunning hood fan, ceiling-height cabinetry, a massive quartz island with ample seating, and high-end stainless-steel appliances. The living room



boasts large windows, allowing natural light to flood the space, and a cozy fireplace for added warmth. Thoughtful touches like custom cabinetry and shelving provide ample storage while giving you the flexibility to personalize the space.

Upstairs, the primary bedroom offers a walk-in closet with built-in shelving/hanging, while the luxurious ensuite features heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. This floor also includes a dedicated laundry room and two generously sized additional bedrooms with a beautifully appointed 5-piece bathroom.

The legal basement suite has its own private entrance from the side of the house, offering two spacious bedrooms, a 4-piece bathroom, and a well-appointed kitchen with ceiling-height cabinets, quartz countertops, a built-in pantry, dual undermount sink, and stainless-steel appliances, including a fridge, electric range, and dishwasher. The basement also features a spacious living/dining area and in-suite laundry.

Don't let this incredible opportunity pass you by—this home has everything you need and more! Book a showing with your favourite realtor today!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213892    |
| Price          | \$1,050,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,903       |
| Acres          | 0.07        |
| Year Built     | 2025        |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3716 44 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3S1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven                                     |
| Heating           | Fireplace(s), Forced Air                                                                                              |
| Cooling           | Rough-In                                                                                                              |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full, Suite                                                                                                 |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stucco                                          |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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